

THE ESTABLISHMENT OF TREE PROTECTION ZONES ARE

DRAWN IN SOLID BLACK LINES.

VICINITY MAP

SCALE: 1/64'' = 1'-0''

APPLICANT / OWNER

526 VAOLLOMBROSA DRIVE, PASADENA CA 91107

**DESIGNER:** PDS STUDIO INC 68 GENOA AVE, UNIT B, ARCADIA CA 91006

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## PROJECT DESCRIPTION

PROJECT DESCRIPTION: PROJECT ADDRESS:

LOT SIZE: ACCESSOR PARCEL NUMBER: **ZONING:** NUMBER OF STORY:

OCCUPANCY GROUP: CONSTRUCTION TYPE: FIRE SPRINKLER:

**FULLY SPRINKLER** 2013 ENERGY (ENS) WITH LOCAL 2013 CALIFORNIA RESIDENTIAL (CRC) **ADMENDMENTS** 

2013 CALIFORNIA ELECTRICAL (CEC) 2013 CALIFORNIA ENERGY CODE (ENS) 2013 CALIFORNIA MECHANICAL(CMC) 2013 CALIFORNIA PLUMBING (CPC) 2013 CALIFORNIA FIRE CODE(CFC) 2013 CALIFORNIA BUILDING CODE (CBC)

SCOPE OF WORK:

CONSTRUCT NEW 2-STORY SINGLE-FAMILY-RESIDENTIAL STRUCTURE OF FRENCH STYLE WITH 6,585 SF OF LIVING AREA AND 900 SF OF BASEMENT. ATTACHED 4-CAR GARAGE OF 1269 SF TO BE CONSTRUCTED. EXISTING STRUCTURE ON LOT TO BE DEMOLISHED UNDER SEPARATE PERMIT.

SINGLE FAMILY HOME

PASADENA CA 91107

**ALL EXISTING UNITS** 

2013 CALIFORNIA GREEN BUILDING

22,340 SF

R-3/U

5378-003-003

STANDARD CODE

AND CODES WITH LOCAL

**526 VALLOMBROSA DRIVE** 

## **SITE DATA / BUILDING DATA**

BEDROOMS: / BATHS: 6 BEDROOMS, 7.5 BATHS 5 PROVIDED (3 ENCLOSED REQUIRED) PARKING SPACES: 6,585 SF (1ST FLR: 4,132 SF, 2ND FLR: 2,453 SF)

.25 X (LOT AREA [22,340]) + 1000 = 6,585 SF NON-HABITABLE BASEMENT 1ST FLR LIVING AREA: 4,132 SF 1,337 SF GARAGE AREA:

271 SF 5,740 SF MAXIMUM LOT COVERAGE: .25 X (LOT AREA [22,340]) + 1000 = 6,585 Si

SETBACK: REQUIRED: 50'-0" FROM PROPERTY LINE FRONT SETBACK: (SEE VICNITY MAP FOR AVERAGE FRONT SETBACK CALCULATION) 10'-7" (10% OF WIDTH [106'-0]) SIDE SETBACK: REAR SETBACK:

HEIGHT REQUIREMENT **BUILDING HEIGHT:** 35'-0" FROM FINISH GRADE SOFTSCAPE AT FRONT SETBACK:

TOTAL REQUIRED FRONT AREA: =.83 (50% MIN)

FRONT LANDSCAPE CALCULATION: TOTAL LANDSCAPE: DROUGHT-TOLERANT AREA: 3,326 SF GRASS/TURF AREA: GRASS/TURF RATIO: 24.3 % DROUGHT-TOLERANT RATIO:

OTHER SITE PLAN NOTE: - MIN. 10FT ACCESS TO PARKING FACILITY AND 26'-0" BACK-UP AREA FOR DRIVEWAY - MIN. 50% FRONT YARD SOFTSCAPE LANDSCAPING - A MIN. OF 75 PERCENT OF TOTAL LANDSCAPED AREA SHALL CONTAIN PLANTS FROM DROUGHT-TOLERANT PLANT LIST - ALL TURF IN TOTAL LANDSCAPED AREA SHALL BE WATER-EFFICIENT.

# **NOTES**

ALL NEW CONSTRUCTION REQUIRES RESIDENTIAL FIRE SPRINKLERS, FIRE SPRINKLER DESIGN AND INSTALLATION SHALL BE ACCORDINGLY TO THE STANDARDS APPROVED | B-CK BY: BY THE FIRE DEPARTMENT. PLANS SHALL BE SUBMITTED DIRECTLY TO THE FIRE

THEM HEALTHY UNTIL IRRIGATION IS INSTALLED.

CONDITIONAL USE PERMIT (CUP) REQUIRED FOR PROJECT LANDSCAPING REQUIRED (LANDSCAPING MUST BE PROVIDED AND MAINTAINED HROUGHOUT REQUIRED SETBACKS, IN UNIMPROVED CITY RIGHT-OF-WAY ADJACENT TO THE PROPERTY AND OTHER AREAS VISIBLE FROM A PUBLIC RIGHT OF WAT WITHOUT WITHOUT WAS AND SHOULD AREAS VISIBLE FROM A PUBLIC RIGHT OF WAT WITHOUT WITHOUT WAS AND SHOULD AREAS MUST HAVE A PERMANENT AUTOMATED UNDERGROUND FULL COVERAGE IRRIGATION SYSTEM.

ARE THE PROPERTY AND COPYRIGHTS OF PHILIPS DESIGN STUDIO. ALL DESIGNS ARE FOR USE ON THE SPECIFIED PROJECT, AND NO PART THEREOF SHALL BE COPIED OR DISCLOSED TO OTHERS WITHOUT WRITTEN PERMISSION FROM THE DESIGN GROUP. TO THE PROPERTY AND OTHER AREAS VISIBLE FROM A PUBLIC RIGHT OF WAY WHERE

DATE

4/5/2016

2:26:57 PM

PLOT DATE

HOME

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1	CONSTRUCT NEW DRIVEWAY APPROACH PER
	CITY STANDARD
2	CONCRETE DRIVEWAY
	ACID WASHED W/ 10" BORDER
3	LANDSCAPE AREA
4	LAWN AREA
5	CONCRETE WALKWAY
6	CONCRETE PATIO
	ACID WASHED W/ 10" BORDER
7	GRAVEL AREA

## **GREEN BUILDING REQUIREMENTS:**

TREE PLANTING: PLANT TWO 15-GALLON TREES (MIN. 1 DROUGHT-TOLERANT), SEE SITE PLAN FOR LOCATION SPECIFIED

SMART IRRIGATION CONTROLLER: A SMART IRRIGATION CONTROLLER SHALL BE INSTALLED FOR ALL LANDSCAPING

RESOURCE CONSERVATION: PROJECT SHALL RECYCLE AND/OR SALVAGE THE MINIMUM AMOUNT OF NONHARZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS AND IN COMPLIANCE WITH REQUIREMENTS SET FORTH BY DEPARMENT OF PUBLIC WORKS, ENVIRONMENTAL PROGRAM DIVISION

INDOOR WATER CONSERVATION: PROJECT SHALL COMPLY WITH REQUIREMENTS THAT TANK-TYPE TOILETS BE HIGH EFFICIENCY TOILET (MAX 1.28GPF)

APR 0 6 2016 SITE PLAN

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